

COMHAIRLE CHONTAE ÁTHA CLIATH

File Reference	LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACT 1963 & 1976 PLANNING REGISTER		REGISTER REFERENCE E TA 850	
1. LOCATION	Newbrook House, Taylor's Lane, Ballyboden, Dublin 16. S.			
2. PROPOSAL	New shop and stores,			
3. TYPE & DATE OF APPLICATION	TYPE	Date Received	Date Further Particulars (a) Requested (b) Received	
	OP	5th May 1980	1. 2.	1. 2.
4. SUBMITTED BY	Name Edward Meade, Address Newbrook House, Taylor's Lane, Dublin 16.			
5. APPLICANT	Name Address as above			
6. DECISION	O.C.M. No.	PA/1393/80	Notified	4th July 1980
	Date	4th July 1980	Effect	To refuse permission 0.
7. GRANT	O.C.M. No.		Notified	
	Date		Effect	
8. APPEAL	Notified	11th August 1980	Decision	Permission granted by An Bord Pleanála, 29th April, 1981
	Type	1st Party,	Effect	
9. APPLICATION SECTION 26 (3)	Date of application		Decision	
			Effect	
10. COMPENSATION	Ref. in Compensation Register			
11. ENFORCEMENT	Ref. in Enforcement Register			
12. PURCHASE NOTICE				
13. REVOCATION or AMENDMENT				
14.				
15.				
16.				
Prepared by		Copy issued by.....Registrar.		
Checked by		Date.....		
Grid Ref.	O.S. Sheet	Co. Accts. Receipt No.		

AN BORD PLEANALA

LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 AND 1976

County Dublin

Planning Register Reference Number: T.A. 850

APPEAL by Merchant Meade Limited, of Newbrook House, Taylors Lane, Ballyboden, County Dublin, against the decision made on the 4th day of July, 1980, by the Council of the County of Dublin deciding to refuse an outline permission for the erection of a shop and stores on a site at Newbrook House, Taylors Lane, Ballyboden in accordance with plans and particulars lodged with the said Council:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 and 1976, it is hereby decided, for the reason set out in the First Schedule hereto, to grant outline permission for the erection of the said shop and stores in accordance with the said plans and particulars, subject to the conditions specified in column 1 of the Second Schedule hereto, the reasons for the imposition of the said conditions being as set out in column 2 of the said Second Schedule and the said outline permission is hereby granted subject to the said conditions.

FIRST SCHEDULE

Having regard to the existing uses established on the site, it is not considered that the proposed development would be seriously injurious to the residential amenities of the area or be otherwise contrary to its proper planning and development, provided the detailed plans and particulars to be lodged for approval are satisfactory and provided the conditions set out in the Second Schedule hereto, are complied with.

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Conditions
<p>1. The detailed plans and particulars to be submitted to the planning authority for approval shall provide, inter alia, for the following:-</p> <p>(a) The architectural form and external finishes of the proposed building to be such as to reduce its apparent scale and to ensure that it will harmonise as far as possible in bulk and appearance with existing development in the area;</p>	<p>1. (a) It is considered that the proposed building as indicated on the lodged plans would constitute an intrusive element in the environment by reason of its bulk and appearance.</p> <p>Contd./.....</p>

SECOND SCHEDULE

Column 1 - Conditions	Column 2 - Reasons for Condition
<p>(b) The layout of the proposed development to be amended to take into account the proximity of the existing house on the site, and, if found necessary in order to preserve the residential amenity of that house the store shown as proposed to be retained to be removed to facilitate relocation of the new building, and</p> <p>(c) The reservation of land expected to be required by the planning authority for road widening purposes and front boundary treatment and the location and design of the entrance to the site to meet the requirements of the planning authority.</p> <p>2. Car parking on the site shall be provided in accordance with the standards set out in the Development Plan. The proposed car-parking area directly in front of the existing house shall be omitted and provided for elsewhere on the site.</p> <p>3. The developers shall pay a sum of money to the Dublin County Council as a contribution towards the provision of a public water supply and piped sewerage facilities in the area. The amount to be paid and the time and method of payment shall be agreed between the developers and the said Council before the development is commenced or, failing agreement, shall be as determined by An Bord Pleanála.</p>	<p>(b) In the interests of protecting the residential amenity of the existing house.</p> <p>(c) In the interests of road safety, and to facilitate anticipated future road works.</p> <p>2. In the interests of traffic safety and the protection of the residential amenity of the existing house.</p> <p>3. The provision of such services in the area by the Council will facilitate the proposed development. It is considered reasonable that the developers should contribute towards the cost of providing the services.</p>

Seán Danahue

Member of An Bord Pleanála duly authorised to authenticate the seal of the Board.

Dated this 29th day of April, 1981.

DUBLIN COUNTY COUNCIL

Phone 724755
Ext.: 262/264

PLANNING DEPARTMENT
Block 2
Irish Life Centre
Lower Abbey Street
Dublin 1

NOTIFICATION OF A DECISION TO REFUSE:

OUTLINE PERMISSION : ~~PERMISSION~~ : ~~APPROVAL~~

LOCAL GOVERNMENT (PLANNING & DEVELOPMENT) ACTS, 1963 & 1976

To;

..... Mr. Edward Meade, Register Reference No.. TAB50.....
..... Newbrook House, Planning Control No.....
..... Taylor's Lane, Application Received..... 5th May 1980.....
..... Dublin 16. Additional Inf. Recd.....
APPLICANT E. Meade

In pursuance of its functions under the above mentioned Acts the Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by order, P/A/1393/80..... dated 4th July 1980..... decide to refuse:

OUTLINE PERMISSION

~~PERMISSION~~

~~APPROVAL~~

For..... new shop and stores at Newbrook House, Taylor's Lane, Ballyboden.....

for the following reasons:

1. The site is located in an area zoned to preserve and improve residential amenity and to provide for residential development in the Development Plan. The proposed commercial development by reason of its excessive size in relation to the existing premises would contravene materially the above objectives, would not be in accordance with the proper planning and development of the area, and would seriously injure the amenities of residential properties in the vicinity.
2. The site frontage to Taylor's Lane is seriously affected by the Council's road proposals for this area.
3. The plans submitted do not clearly indicate all the residential properties in the vicinity of the site.

Signed on behalf of the Dublin County Council

for PRINCIPAL OFFICER

Date..... 4th July 1980.....

NOTE: An appeal against the decision may be made to An Bord Pleanála by the applicant within one month from the date of receipt by the applicant of this notification or by any other person within twenty-one days of the date of the decision. The appeal shall be in writing and shall state the subject matter of the appeal and grounds of the appeal and should be addressed to An Bord Pleanála, Holbrook House, Holles Street, Dublin 2 and accompanied by a deposit of £10. When an appeal has been duly made and has not been withdrawn An Bord Pleanála will determine the application for permission as if it had been made to them in the first instance.